

37½ miles. Access can also be obtained by road from Belgrove Railway-station, six miles.

A telephone bureau and post-office at Golden Downs is less than a mile from the south end of the settlement, and the homestead has private telephone connection with that office.

There is a bi-weekly postal service. The nearest stores are at Kohatu and Belgrove.

The land consists of river-flats, which have nearly all been cultivated at different times with the exception of the one in Gordon's Creek, but in places are now overgrown with gorse, &c. The hill country varies from easy slopes to steep hills, and are covered with tussock, danthonia, and scrub, with sufficient manuka on each section for firewood for many years, but there is no timber for building and fencing purposes.

Sale posters and full particulars may be obtained at this office.

H. D. M. HASZARD,
Commissioner of Crown Lands.

Reserve in North Auckland Land District for Lease by Public Tender.

North Auckland District Lands and Survey Office,
Auckland, 12th February, 1920.

NOTICE is hereby given that written tenders will be received at this office up to 4 o'clock p.m. on Friday, 19th March, 1920, for a lease for seven years of the under-mentioned land, under the provisions of the Public Reserves and Domains Act, 1908.

SCHEDULE.

TOWN OF RUSSELL.

SECTION 2A, Block V, containing ¼ acre, corner of Yorke and Wellington Streets; minimum annual rental, £3.

NOTE.—The cottage on the land, also the improvements, must be paid for in cash in the event of the present occupier being an unsuccessful tenderer. Total value, £125. Occupier, Miss P. Williams.

CONDITIONS OF LEASE.

1. Lease to be for grazing purposes only, and subject to resumption at six months' notice.
2. The lessee shall have no right to compensation, either for improvements put on the land or on account of the aforesaid resumption, or for any other cause; but he may, on the expiration or sooner determination of the lease, remove all buildings or fences erected by him, but not otherwise. In the event of the termination of the lease the Land Board shall have the right to collect from any future tenant the value of the improvements at the time of re-offering, if such course be deemed advisable and equitable, and to pay such value, less any charges, to the person entitled thereto.
3. The lessee shall not sublet, transfer, or otherwise dispose of his interest in the lease without the written consent of the Commissioner of Crown Lands.
4. The lessee shall prevent the growth and spread of all noxious weeds on the land, and he shall with all reasonable despatch remove, or cause to be removed, all noxious weeds or plants as may be directed by the Commissioner of Crown Lands.
5. The lessee shall discharge all rates, taxes, charges, and other assessments that may become due and payable.
6. Rental payments in arrear for two calendar months shall render the lease liable to termination; or a breach of covenant in the lease, expressed or implied, shall entitle the Crown to re-enter and determine the lease.
7. Tenders to be endorsed on the outside "Tender for lease," and to be accompanied by the first half-year's rent at the rate offered, and lease fee, £1 ls.
8. The highest or any tender not necessarily accepted.

Full particulars may be ascertained on application at this office.

R. P. GREVILLE,
Commissioner of Crown Lands.

Land in the Hawke's Bay Land District for Sale or Lease to Discharged Soldiers.

District Lands and Survey Office,
Napier, 12th February, 1920.

NOTICE is hereby given that the undermentioned lands are open for sale or lease under the Discharged Soldiers Settlement Act, 1915, and the regulations thereunder, and

applications will be received at the District Lands and Survey Office, Napier, up to four o'clock p.m. on Wednesday, the 24th March, 1920.

The lands may be purchased for cash or on deferred payments or selected on lease for sixty-six years, with right of renewal for further successive terms of sixty-six years, and a right to acquire the freehold.

Applicants must appear personally before the Land Board for examination at the District Lands and Survey Office, Napier, on Thursday, 25th March, 1920, at ten o'clock a.m.

The ballot will be held at the conclusion of the examination of applicants.

SCHEDULE.

HAWKE'S BAY LAND DISTRICT.—PATANGATA COUNTY.—
MANGANGARARA BLOCK.

Second-class Land.

SECTION 4, Block IV, Mangatoro Survey District, and Section 4, Block V, Porangahau Survey District; total area, 3,636 acres 3 roods.

Capital value, £8,000.* Occupation with right of purchase; half-yearly rent, £200; renewable lease half-yearly rent, £180.

* Includes fencing valued at £375.

Access by newly formed road from Oakbourne Station for about four miles and a half, remainder of distance, twenty-one miles, by pack-track. Country comprises some poor steep faces, undulating to hilly country with fair soil, and a small area of flat land and terrace, with mixed scrub, some light bush, and several patches of good native grass; well watered and sunny.

GENERAL DESCRIPTION.

The block is situated about thirty-one miles from Waipukurau Railway-station, and thirteen miles from the Porangahau Post-office.

Access is by the Waipukurau-Porangahau Road for twenty-five miles to Oakbourne Station, thence by a newly formed road crossing the Porangahau River for a distance of four miles and a half, and a further two miles by a good pack-track, which continues on through the block and is at present suitable for driving stock and packing. There is a daily motor mail-service between Waipukurau and Porangahau.

The country comprises a few steep places, a considerable extent of hilly and undulating country, and a small area of flat land and terrace; patches of good native grass, a little light bush, and manuka scrub and fern throughout the block, but will carry a fair number of stock in its present condition.

The soil varies from fair loam on clay formation to poor and stony in places, but is all healthy sheep-country, well watered, and lies nicely to the sun. Altitude from 300 ft. to 1,800 ft. above sea-level.

The whole block is practically ring-fenced.

Sale posters and full particulars may be obtained at this office.

W. F. MARSH,
Commissioner of Crown Lands.

Reserve in Canterbury Land District for Lease by Public Auction.

District Lands and Survey Office,
Christchurch, 23rd December, 1919.

NOTICE is hereby given that the undermentioned reserve will be offered for lease by public auction at the District Lands and Survey Office, Christchurch, at 11 o'clock a.m., on Wednesday, the 3rd March, 1920, under the provisions of the Public Reserves and Domains Act, 1908, and amendments.

SCHEDULE.

MACKENZIE COUNTY.

PART Reserve 2652, situated in Blocks X, XIII, XIV, XV, XVII, and XVIII, Mueller Survey District: area, 10,000 acres; upset annual rental, £40.

High broken pastoral country, ranging to 8,650 ft., with a large extent of rock and shingle; subject to heavy falls of snow. Access about ninety-five miles from Fairlie Railway-station by motor-road. Within two miles of Mount Cook Hermitage.